Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	173 Ascot Vale Road, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $850,000

Median sale price

Median price $1,368,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	32 Ascot Vale Rd FLEMINGTON 3031	$800,000	30/11/2024
2	4 Sandown Rd ASCOT VALE 3032	$860,000	12/10/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03/03/2025 10:18

173 Ascot Vale Road, Ascot Vale Vic 3032

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3 1 2

Property Type: House

Agent Comments

3 bedroom , 1 bedroom home.

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending December 2024: $1,368,000

Comparable Properties



32 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $800,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 283 sqm approx

Agent Comments

Comparable location, less accommodation, superior interior, less land holding.



4 Sandown Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $860,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments

Comparable location, less accommodation, superior interior, similar land holding.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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